

KING COUNTY URBAN RESIDENTIAL ZONING

	County	City Equiv.	County	City Equiv.	County	City Equiv.	County	City Equiv.	County	City Equiv.	County	City Equiv.	County	City Equiv.
ZONE	R-1	R-1	R-4	R-4	R-6	R-8	R-8	R-10	R-12	R-14	R-18	RM-T	R-24	RM-U
Base Density	1 du/ac	1 du/ac	4 du/ac (5 du/net acre)	4 du/net acre	6 du/ac (7.5 du/net acre)	8 du/net acre	8 du/ac (10 du/net acre)	10 du/net acre	12 du/ac (15 du/net acre)	14 du/net acre	18 du/ac (22.5 du/net acre)	14 du/net acre	24 du/ac (30 du/net acre)	25 du/net acre
Max. Density	1 du/ac	1 du/ac	6 du/ac (7.5 du/net acre)	4 du/net acre	9 du/ac (11.25 du/net acre)	8 du/net acre	12 du/ac (15 du/net acre)	10 du/net acre	18 du/ac (22.5 du/net acre)	18 du/net acre	27 du/ac (34 du/net acre)	35 du/net acre	36 du/ac (45 du/net acre)	75 du/net acre
Min. Density	N/A	N/A	3 du/ac (4 du/net acre)	4 du/net acre	5 du/ac (6.25 du/net acre)	8 du/net acre	7 du/ac (8.75 du/net acre)	4 du/net acre	9.6 du/ac	8 du/net acre	13 du/ac	14 du/net acre	17 du/net acre	25 du/net acre
Min. Lot Width	35 feet	75 feet	30 feet	70 feet	30 feet	50 feet	30 feet	30/50 feet	30 feet	30 feet	30 feet	14 feet	30 feet	50 feet
Min. St. Setback	20 feet	30 ft	10 feet	30 feet	10 feet	15 feet	10 feet	20 feet	10 feet	18/10 feet	10 feet	5 feet	10 feet	5 feet
Min. Lot Size	N/A	1 acre	N/A	8,000 sq. ft.	None	4,500 sq. ft.	None	3,000 sq. ft.	None	3,000 sq. ft.	None	None	None	None
Base Height	35 feet	30 feet	35 feet	35 feet /2 stories	35 feet	30 feet /2 stories	35 feet/45 feet*	30 feet /2 stories	60 feet	30 feet /2 stories	60 feet/80 feet*	35 feet/3 stories	60 feet/ 80 feet*	50 feet/5 stories

*Increased height allowed up to maximum with 1 ft. setback = 1 ft. of increased height

NOTE: Converted County zoning densities assume one net acre is 80% of one gross acre.

KING COUNTY COMMERCIAL ZONING

	County	City Equivalent	County	City Equivalent	County	City Equivalent	County	City Equivalent
ZONE	Neighborhood Business	Commercial Neighborhood	Community Business	Center Village	Regional Business	Commercial Arterial	Office	Commercial Office
Base Density	8 du/ac	None	18 du/ac	10 du/net acre	36 du/ac	None unless specified for area	36 du/ac	16 du/net acre
Min. Lot Size	None	5,000 sq. ft.	None	25,000 sq.ft.	None	1,200 sq.ft. in specified areas	None	25,000 sq. ft.
Max. Density	12 du/ac (15 du/net acre)c	4 du/net acre	24 du/ac (30 du/net acre)	20 du/ac	48 du/ac	20 du/net acre	48 du/ac	NA
Min. St. Setback	10 feet	10 feet	10 feet	10 feet	10 feet	None unless specified for area	10 feet	15 ft. to 30 ft. based on height
Base Height	35 ft./45 ft.	35 feet	35 ft./65 ft.	50 feet	35 ft./65 ft.	50 feet except 35 feet for residential only bldg.s in some areas	35 ft./65 ft.	250 feet
FAR (sq. footage)	1/1	5,000 sq. ft. comm'l 3,000 sq. .ft. office	1.5/1	None	2.5/1	None unless specified for area	2.5/1	10/1
Max. Impervious Surface	85%	65% (75% with enclosed parking)	85%	65% (75% with enclosed parking)	90%	65% (75% with enclosed parking)	75%	65% (75% with enclosed parking)
Primary Uses	Uses which serve everyday needs of surrounding urban area	Uses offering incidental retail and service needs for adjacent area. Uses serving larger area allowed when compatible with scale and character of the neighborhood	Providing for limited small-scale office as well as retail and other services not provided in NB	Concentrated mixed-use resident-ial and comm'l development designed to urban standards that support transit-oriented development and pedestrian activity.	Uses serving regional market areas and offering significant employment opportunities	Provides for a wide variety of indoor and outdoor retail sales and services along high volume traffic corridors. Includes auto sales, drive-thru retail, etc.	Provides for high-density employment and pedestrian oriented uses w/ greater height/FAR	Provides areas for professional, administrative and business offices and related uses offering high-quality and amenity work environments.